

Zone Map Amendment (Rezoning) - Application

| PROPERTY OWNER INFORMATION* | | PROPERTY OWNER(S) REPRESENTATIVE** | |
|---|---|--|---|
| <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT*** | | <input checked="" type="checkbox"/> CHECK IF POINT OF CONTACT FOR APPLICATION <input type="checkbox"/> CHECK IF POINT OF CONTACT FOR FEE PAYMENT*** | |
| Property Owner Name | Bishop Richard Allen Building LLC (CrossPurpose nonprofit) | Representative Name | City Council Member Darrell Watson |
| Address | 7535 E. Hampden Ave. Suite 600 | Address | 2855 Tremont Pl, Suite 201 |
| City, State, Zip | Denver, CO 80205 | City, State, Zip | Denver, CO 80205 |
| Telephone | 719-433-5747 | Telephone | (720) 337-7709 |
| Email | BScofield@CrossPurpose.org | Email | Dwight.Clark@DenverGov.org |
| *All standard zone map amendment applications must be initiated by owners (or authorized representatives) of at least 51% of the total area of the zone lots subject to the rezoning. See page 4. | | **Property owner shall provide a written letter authorizing the representative to act on his/her behalf. ***If contact for fee payment is other than above, please provide contact name and contact information on an attachment. | |
| SUBJECT PROPERTY INFORMATION | | | |
| Location (address): | | 3050 N. Richard Allen Court, Denver, CO 80205 | |
| Assessor's Parcel Numbers: | | 0225416019000 | |
| Area in Acres or Square Feet: | | Approximately 1.5 acres or 67,075 square feet | |
| Current Zone District(s): | | R-2-A waivers | |
| PROPOSAL | | | |
| Proposed Zone District: | | E-MX-2x | |
| PRE-APPLICATION INFORMATION | | | |
| In addition to the required pre-application meeting with Planning Services, did you have a concept or a pre-application meeting with Development Services? | | <input checked="" type="checkbox"/> Yes - State the contact name & meeting date <u>Edson Ibanez & 8/14/25</u> <input type="checkbox"/> No - Describe why not (in outreach attachment, see page 3) | |
| Did you contact the City Council District Office, applicable Registered Neighborhood Organization, and adjacent property owners and tenants regarding this application? | | <input checked="" type="checkbox"/> Yes - State date below and describe method in outreach attachment, see page 3 City Council Member Darrell Watson meeting on 10/03/2025 | |

REZONING REVIEW CRITERIA (ACKNOWLEDGE EACH SECTION)

| | |
|---|--|
| <p>General Review Criteria DZC Sec. 12.4.10.7.A</p> <p>Check box to affirm and include sections in the review criteria narrative attachment</p> | <p><input checked="" type="checkbox"/> Consistency with Adopted Plans: The proposed official map amendment is consistent with the City's adopted plans.</p> <p>Please provide a review criteria narrative attachment describing how the requested zone district is consistent with the policies and recommendations found in each of the adopted plans below. Each plan should have its own section.</p> <p>1. Denver Comprehensive Plan 2040</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with <i>Denver Comprehensive Plan 2040's</i> a) equity goals, b) climate goals, and c) any other applicable goals/strategies.</p> <p>2. Blueprint Denver</p> <p>In this section of the attachment, describe how the proposed map amendment is consistent with: a) the neighborhood context, b) the future place, c) the growth strategy, d) adjacent street types, e) plan policies and strategies, and f) equity concepts contained in <i>Blueprint Denver</i>.</p> <p>3. Neighborhood/ Small Area Plan and Other Plans (List all from pre-application meeting, if applicable):</p> <p><u>N/A</u></p> |
| <p>General Review Criteria DZC Sec. 12.4.10.7.A.1</p> <p>Only check this box if your application is not consistent with 12.4.10.7.A</p> | <p><input type="checkbox"/> Community Need Exception: The City Council may approve an official map amendment that does not comply with subsection 12.4.10.7.A if the proposed official map amendment is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p> <p>Please provide a narrative attachment describing how the requested zone district is necessary to provide for an extraordinary community need that was not anticipated at the time of the adoption of the city's plans.</p> |
| <p>General Review Criteria: DZC Sec. 12.4.10.7. B & C</p> <p>Check boxes to the right to affirm and include a section in the review criteria for the public interest narrative attachment and for consistency with the neighborhood context and the stated purpose and intent of the proposed zone district.</p> | <p><input checked="" type="checkbox"/> Public Interest: The proposed official map amendment is in the Public Interest.</p> <p>In the review criteria narrative attachment, please provide an additional section describing how the requested rezoning is in the public interest of the city.</p> <p><input checked="" type="checkbox"/> The proposed official map amendment is consistent with the description of the applicable neighborhood context, and with the stated purpose and intent of the proposed Zone District.</p> <p>In the review criteria narrative attachment, please provide a separate section describing how the rezoning aligns with a) the proposed district neighborhood context description, b) the general purpose statement, and c) the specific intent statement found in the Denver Zoning Code.</p> |

REZONING GUIDE

Rezoning Application Page 3 of 4

REQUIRED ATTACHMENTS

Please check boxes below to affirm the following **required** attachments are submitted with this rezoning application:

- ☒ **Legal Description of subject property(s).** Submit as a **separate Microsoft Word document**. View guidelines at: <https://www.denvergov.org/content/denvergov/en/transportation-infrastructure/programs-services/right-of-way-survey/guidelines-for-land-descriptions.html>
- ☒ **Proof of ownership document** for each property owner signing the application, such as (a) Assessor's Record, (b) Warranty deed, or (c) Title policy or commitment dated no earlier than 60 days prior to application date. If the owner is a corporate entity, proof of authorization for an individual to sign on behalf of the organization is required. This can include board resolutions authorizing the signer, bylaws, a Statement of Authority, or other legal documents as approved by the City Attorney's Office.
- ☒ **Review Criteria Narratives.** See page 2 for details.
- ☒ **Outreach documentation.** Pre-application outreach is required. The minimum requirement is outreach to the City Council District Office, Registered Neighborhood Organizations, and adjacent neighbors. Please describe all community outreach and engagement to these and any other community members or organizations. The outreach documentation must include the type of outreach, who was contacted or met with, the date of the outreach or engagement, and a description of feedback received, if any. If outreach was via email, the applicant may include a copy of the email. The outreach documentation attachment should be sent as a PDF or Word Doc, separate from other required attachments.

ADDITIONAL ATTACHMENTS (IF APPLICABLE)

Additional information may be needed and/or required. Please check boxes below identifying additional attachments provided with this application.

- ☒ **Written narrative explaining reason for the request** (optional)
- ☒ **Letters of Support.** If surrounding neighbors or community members have provided letters in support of the rezoning request, please include them with the application as an attachment (optional)
- ☒ **Written Authorization to Represent Property Owner(s)** (if applicable)
- ☒ **Individual Authorization to Sign on Behalf of a Corporate Entity** (e.g. if the deed of the subject property lists a corporate entity such as an LLC as the owner, this document is required.) (if applicable)
- ☐ **Affordable Housing Review Team Acceptance Letter** (if applicable)
- ☐ **Other Attachments.** Please describe below.

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Application initiated by a member of City Council. No owner authorization documents are required per DZC 12.4.10.4.A.2.a

PROPERTY OWNER OR PROPERTY OWNER(S) REPRESENTATIVE CERTIFICATION

We, the undersigned represent that we are the owner(s) of the property described opposite our names, or have the authorization to sign on behalf of the owner as evidenced by a Power of Attorney or other authorization attached, and that we do hereby request initiation of this application. I hereby certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate. I understand that without such owner consent, the requested official map amendment action cannot lawfully be accomplished.

| Property Owner Name(s) (please type or print legibly) | Property Address City, State, Zip Phone Email | Property Owner Interest % of the Area of the Zone Lots to Be Rezoned | Please sign below as an indication of your consent to the above certification statement | Date | Indicate the type of ownership documentation provided: (A) Assessor's record, (B) warranty deed, (C) title policy or commitment, or (D) other as approved | Has the owner authorized a representative in writing? (YES/NO) |
|--|---|--|---|----------|---|--|
| EXAMPLE John Alan Smith and Josie Q. Smith | 123 Sesame Street Denver, CO 80202 (303) 555-5555 sample@sample.gov | 100% | <i>John Alan Smith</i> <i>Josie Q. Smith</i> | 01/12/20 | (A) | YES |
| Application initiated by a member of City Council. No owner authorization documents are required per DZC 12.4.10.4.A.2.a | | | | | | YES NO n/a |
| | | | | | | YES NO |
| | | | | | | |
| | | | | | | |



DARRELL B. WATSON

DENVER CITY COUNCIL MEMBER, DISTRICT 9

November 4, 2025

To: **Community Planning and Development Department, City of Denver**

Wellington E. Webb Municipal Office Building at 201 W. Colfax, Denver, CO 80202

Re: **Request for a Council-Sponsored Rezoning at 3050 N Richard Allen Court, Denver, CO 80205 for CrossPurpose, a Local Denver Nonprofit**

Dear Director Brad Buchanan and Community Planning and Development Staff

I am requesting a council-sponsored rezoning for **3050 N. Richard Allen Court**, Denver, CO 80205, in the Skyland neighborhood. The property is owned and operated by CrossPurpose, a nonprofit organization working to end relational, economic, and spiritual poverty through career and community development. The request is to **rezone the site from R-2-A (under Former Chapter 59) to E-MX-2x** to better accommodate its current operations and ensure long-term compliance with regulatory requirements. Specifically, E-MX-2x permits a medical office building, whereas R-2-A does not.

CrossPurpose holds a state license for behavioral health services, and this rezoning is necessary to maintain compliance with state land-use requirements. Rezoning to E-MX-2x would allow these uses by-right, enabling CrossPurpose to continue serving the community without interruption or uncertainty. **The E-MX-2x zone is also consistent with the Urban Edge Neighborhood Context, which supports small-scale mixed uses that fit well within residential neighborhoods.**

The nonprofit is a trusted community partner that provides programs to help residents achieve personal, professional, and financial stability. **CrossPurpose met with the Skyland Neighborhood Association on October 14, 2025,** to discuss this proposal.

CrossPurpose serves more than **1,000 graduates each year**, with **87% retaining employment one year after graduation.** However, their continued operation depends on land-use consistency and regulatory compliance, which is why we are requesting the rezoning. As such, I respectfully ask that Community Planning and Development prepare this council-sponsored rezoning and move it forward.

Thank you for your review and for your partnership in supporting this vital community resource. Please do not hesitate to contact our office with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Darrell B. Watson", written over a blue ink signature line.

Darrell B. Watson

Denver City Council Member, District 9 | (720) 337-7709 | District9@DenverGov.org

2855 Tremont Place, Suite 201, Denver, CO 80205



DARRELL B. WATSON

DENVER CITY COUNCIL MEMBER, DISTRICT 9

To: **The City of Denver's Community Planning and Development Department**
Wellington E. Webb Municipal Office Building at 201 W. Colfax, Denver, CO 80202

From: **The Office of Denver City Council Member Darrell B. Watson, District 9**
2855 Tremont Street, Suite 201, Denver, CO 80205

Re: **Memo Supporting the Council-Sponsored Rezoning at 3050 N Richard Allen Court, Denver, CO 80205 for CrossPurpose, a Local Denver Nonprofit**

Executive Summary

Denver City Council Member Darrell Watson is partnering with CrossPurpose, a Denver-based nonprofit, for a council-sponsored rezone of 3050 N Richard Allen Court, Denver, CO 80205. **The rezone is necessary for CrossPurpose to maintain compliance with its Colorado State Behavioral Health License.** CrossPurpose serves more than 1,000 graduates, with 87% retaining employment after 1 year and earning an average monthly wage of \$3,549.

The organization's property is **currently zoned R-2-A** (Former Chapter 59), which restricts community-serving and medical office uses. CrossPurpose seeks to **rezone to E-MX-2x** to align zoning with its current licensed behavioral health operations and long-term mission. The E-MX-2x district allows medical offices by-right and supports the mixed-use, community-serving activities already occurring on site. This rezoning ensures continued compliance with state behavioral health licensing requirements and provides future land-use predictability.

CrossPurpose has no plans for redevelopment. The building has been modernized in the past five years and remains suitable for current operations. The rezoning would maintain the site's community-serving role while ensuring zoning consistency with its established use and neighborhood context. Lastly, it will ensure that CrossPurpose can continue to deliver critical workforce, health, and financial services in a setting that is compatible with the neighborhood and consistent with the City's long-term land-use goals.

Community Outreach

CrossPurpose has remained transparent about the rezoning process and will continue to communicate openly with neighbors and community organizations. **CrossPurpose met with the Skyland Neighborhood Association on October 14, 2025**, at the Ford Warren Branch Library to present the rezoning proposal. Community members expressed support for the nonprofit and its continued presence in the neighborhood. During the meeting, the organization shared clear information, listened to community input, and responded directly to questions. **Importantly, our office has received several letters of support for the rezoning.** These letters have been included in the rezone application.

Consistency with Neighborhood Context and Zone District Intent

The E-MX-2x zone district is a context-sensitive district that aligns seamlessly with the goals and character of the Urban Edge Neighborhood Context as defined in both the Denver Zoning Code and Blueprint Denver.



Specifically, E-MX-2x district is designed for Urban Edge Neighborhoods that include a mix of residential, civic, and small commercial uses. It supports buildings that are low in scale, accessible by walking or transit, and compatible with nearby homes. **The CrossPurpose site already reflects this intent through its design and community-serving function.**

Below are some of the many examples demonstrating how the E-MX-2x district is consistent with the Skyland neighborhood context and zone district.

- The E-MX-2x district **allows a maximum height of 30 feet or two stories**, ensuring compatibility with surrounding single-family homes.
- The zone **supports mixed-use development** that combines residential, civic, and small-scale commercial uses in walkable areas.
- The rezoning ensures **consistency with Blueprint Denver's Urban Edge Neighborhood Context**, which encourages infill that complements existing neighborhood form and scale.
- The proposed zoning supports continued use of the site as a nonprofit service center that directly benefits local residents.
- The district promotes predictable and context-sensitive development that **strengthens neighborhood identity and livability**.

E-MX-2x also promotes walkable, human-scaled development through building forms such as Shopfront and General, which activate the street and support neighborhood-serving uses. This directly supports Blueprint Denver's vision for complete neighborhoods and improved multimodal access. The district also enables small-scale commercial and residential infill that complements surrounding homes while introducing community-serving amenities. This approach is consistent with Blueprint Denver's growth strategy for Urban Edge areas, which emphasizes context-sensitive infill over large-scale redevelopment.

The proposed rezoning to E-MX-2x is consistent with both the context description and the zone district's general purpose. It will help preserve the existing use, form, and streetscape of the immediate area while allowing CrossPurpose to continue serving the community in alignment with citywide goals. This rezoning reflects the specific intent of the E-MX-2x district and supports a thoughtful, community-centered approach to neighborhood evolution.

Consistency with Comprehensive Plan 2024

The proposed rezoning is consistent with the goals and strategies of the Denver Comprehensive Plan 2040. The plan emphasizes equity, opportunity, and sustainability. CrossPurpose advances all three goals by providing accessible programs that help residents improve their health, financial stability, and employment opportunities. This zoning change supports responsible land use, aligns zoning with real-world operations, and strengthens neighborhood vitality.

The rezoning supports and is consistent with the following Comprehensive Plan 2024 plan guidance.

- It supports **Goal 1, Strategy C**, under the Equitable, Affordable, and Inclusive section by improving access to healthcare, education, and workforce resources that enhance quality of life.



- It supports **Goals 4.1 and 4.5** under the Economically Diverse and Vibrant section by offering training and career development that expand economic opportunity and mobility for residents.
- It supports **Goals 8A and 8B** under the Environmentally Resilient section by promoting infill and reuse of existing buildings where infrastructure is already in place.
- It supports **Goals 1A and 1D** under the Strong and Authentic Neighborhoods section by encouraging mixed-use areas that maintain neighborhood character and provide community amenities.

Following the proposed rezoning, CrossPurpose intends to continue offering its full range of community-focused services. The organization is not pursuing redevelopment, as the building has undergone significant upgrades within the past five years and remains well-suited to its current operations. **As demonstrated, the proposed rezoning is consistent with the intent, values, and goals of Comprehensive Plan 2040.** It sustains a local institution that delivers measurable social and economic value, supports inclusive growth, and upholds environmental and neighborhood resilience.

Consistency with Blueprint Denver

The CrossPurpose site is identified as part of the Urban Edge Neighborhood Context, in Blueprint Denver, which supports small-scale mixed-use development that complements surrounding homes. The Urban Edge Neighborhood context is characterized by a mix of single-unit and two-unit residential uses, with small-scale multi-unit and commercial uses embedded within residential areas. Height is generally low-scale buildings, with mid-rise structures allowed at nodes or along arterials. **Therefore, the proposed E-MX-2x zoning designation is the best fit for this context and is consistent with Blueprint Denver.**

The rezoning supports and is consistent with the following Blueprint Denver plan guidance.

- Rezoning to E-MX-2x directly fulfills Blueprint Denver's policy objectives for equity, context-sensitive infill, and modern zoning consistency.
- The Urban Edge Neighborhood Context encourages a mix of one- and two-unit residential uses, civic institutions, and small-scale commercial activities that fit within a low-scale environment.
- Rezoning to E-MX-2x ensures this established community resource remains legally supported and physically compatible with the surrounding neighborhood.
- The E-MX-2x district allows up to two stories or 30 feet in height, which matches the scale of nearby homes in the Skyland neighborhood.
- The rezoning will bring the property out of Former Chapter 59 and into the modern Denver Zoning Code, improving consistency, clarity, and predictability in land-use administration. The property is already fully developed and recently modernized, so rezoning will not result in new construction or redevelopment.
- The E-MX-2x district allows continued operation of the organization's programs and supports a balanced mix of neighborhood-serving uses.

Rezoning the CrossPurpose property to E-MX-2x supports the intent of **Blueprint Denver** by maintaining a community-focused use in a compatible, low-scale setting. **Because this property is zoned under the**



Former Chapter 59, and *Blueprint Denver* was adopted after the approval of the existing zone district, this is a valid justification for the proposed rezoning.

Promoting the Public Interest

CrossPurpose strengthens Denver's social and economic fabric by providing accessible pathways out of poverty and promoting behavioral health. The proposed rezoning allows the organization to continue providing these vital services within a zoning district that complies with the nonprofit's medical license requirements. It advances both the spirit and the letter of Denver's long-range planning vision: healthy, inclusive, and opportunity-rich neighborhoods for all residents.

The rezoning serves and promotes the public interests in many ways, including, but not limited to:

- The rezoning aligns the site with the Denver Zoning Code, eliminating outdated restrictions under Former Chapter 59 and ensuring legal consistency with current city standards.
- The rezoning allows CrossPurpose to continue operating under its state behavioral health license, ensuring compliance with public health regulations.
- The organization provides essential workforce development services that reduce poverty and unemployment in the community. Graduates from CrossPurpose programs report significant income increases, which support family stability and reduce reliance on public assistance.
- The rezoning protects a neighborhood-based source of employment support, counseling, and financial education accessible to residents at no cost.
- The proposed E-MX-2x district encourages small-scale, pedestrian-friendly uses that are consistent with the surrounding neighborhood's character and scale.

The rezoning serves the public interest by maintaining critical community services, promoting equitable access to opportunities, and ensuring safe and compliant operations for a long-standing nonprofit partner. It aligns with the City's long-range plans for health, equity, and neighborhood stability while providing predictable and compatible land use. CrossPurpose delivers direct, measurable public benefits that improve health, financial stability, and employment outcomes for Denver residents. The proposed rezoning ensures this work can continue in compliance with local and state regulations while protecting neighborhood compatibility.

Conclusion

Rezoning to E-MX-2x will bring the property into compliance with the Denver Zoning Code, aligning land use with *Blueprint Denver* and the Comprehensive Plan 2040, and ensuring the continued delivery of vital community services. The proposal reflects responsible land-use planning, maintains neighborhood compatibility, and supports Denver's broader goals of equity, opportunity, and resilience. **Rezoning to E-MX-2x maintains neighborhood-scale, supports active, community-serving uses, and ensures that CrossPurpose can continue providing essential programs for residents.** Ultimately, this rezoning will protect a valuable community resource and reinforce the long-term health and stability of the Skyland neighborhood.

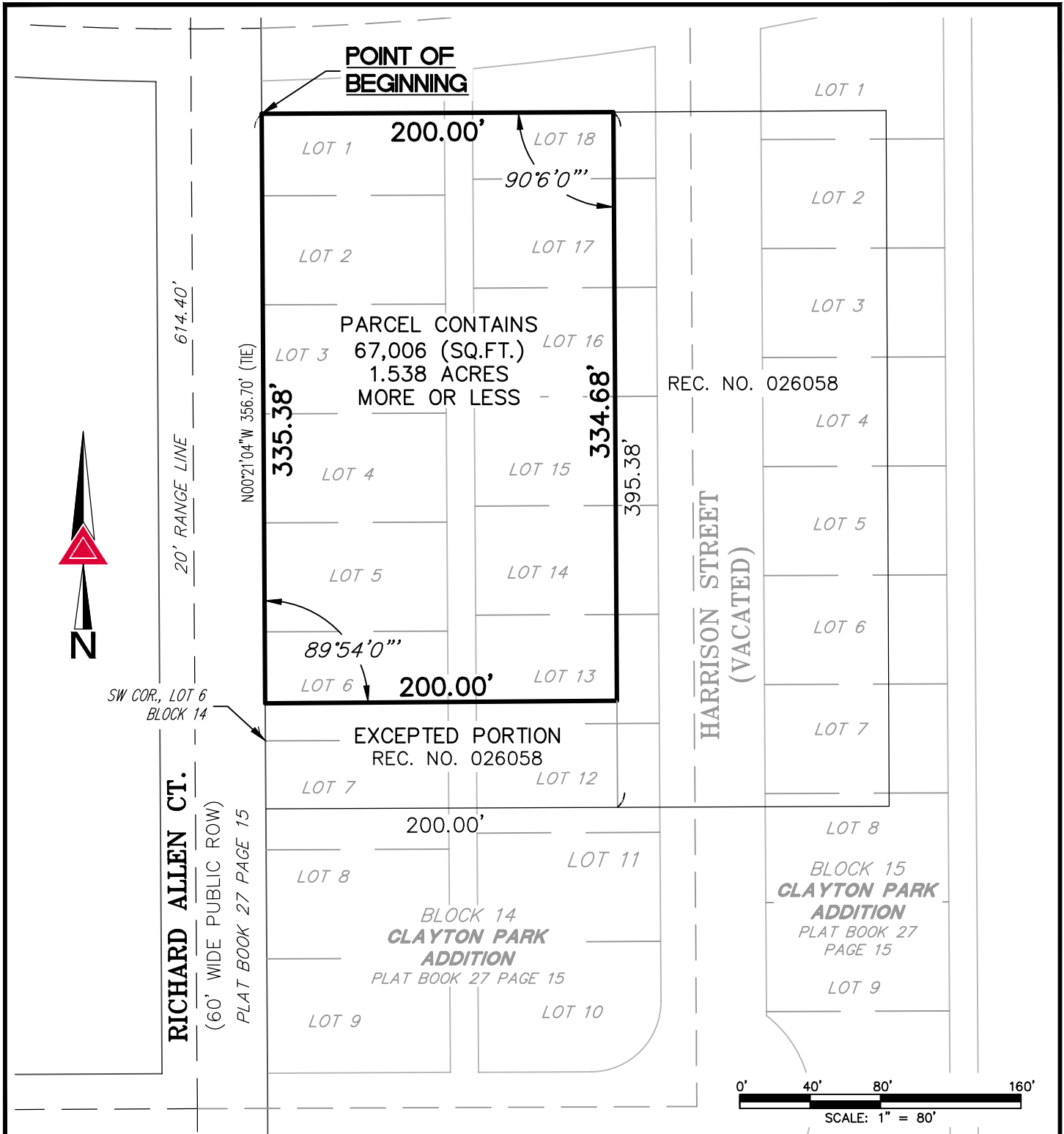
EXHIBIT A
LEGAL DESCRIPTION

PART OF BLOCK 14, CLAYTON PARK ADDITION. CITY AND COUNTY OF DENVER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID BLOCK 14, 356.7 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 6 OF SAID BLOCK 14;
THENCE EAST 200 FEET; THENCE SOUTH 395.38 FEET;
THENCE WEST 200 FEET TO THE WEST LINE OF SAID BLOCK 14;
THENCE NORTH 395.38 FEET ON SAID WEST LINE TO THE POINT OF BEGINNING;
TOGETHER WITH THE VACATED ALLEY INCLUDED THEREIN,

EXCEPT THAT PORTION CONVEYED TO THE BISHOP RICHARD ALLEN CENTER, INC. IN WARRANTY DEED RECORDED FEBRUARY 7, 1986, UNDER RECEPTION NO. 026058, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

ILLUSTRATION TO EXHIBIT A



NOTE: THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



3050 N R
Schedul
Owner I



KEY INFORMATION

| | | | |
|-----------------------------|---|---------------|-------------------------|
| Schedule Number | 0225416019000 | Situs Address | 3050 N RICHARD ALLEN CT |
| Owner(s) | BISHOP RICHARD ALLEN BUILDING LLC | Class | COMMERCIAL |
| Land Use Code | 332 - INDUSTRIAL-SCHOOL | | |
| Zoning | R-2-A | Tax District | DENV |
| Land Sq Ft | 67,075 | | |
| Building Sq Ft | 15,520 | | |
| Legal Description | CLAYTON PARK ADD B14 PT BEG 356.7FT N OF SW COR L6 TH E200FT S 395.38FT W 200FT N 395.38FT TO POB EXC PTDIF REC# 8600026058 | | |
| Prior Year Mill Levy (2024) | 79.202 | | |

ACTUAL VALUES

| | |
|----------|------|
| Tax Year | 2025 |
|----------|------|

| | |
|--------------|-------------|
| Land | \$1,465,300 |
| Improvements | \$1,430,500 |
| Total | \$2,895,800 |

Protest My Value

ASSESSED VALUES - SCHOOL

| | |
|---------------|-----------|
| Land | \$395,630 |
| Improvements | \$386,240 |
| Total | \$781,870 |
| Exempt | \$781,870 |
| Taxable Total | \$0 |

ASSESSED VALUES - LOCAL GOVERNMENT

| | |
|---------------|-----------|
| Land | \$395,630 |
| Improvements | \$386,240 |
| Total | \$781,870 |
| Exempt | \$781,870 |
| Taxable Total | \$0 |

ASSESSOR FORMS & ADDRESS CHANGE

Assessor's Office Forms

Address Change

ADDITIONAL PROPERTY INFORMATION

| | | | |
|------------------------------|---------------------------------|----------------------------|------------------------|
| Zoning | R-2-A | Neighborhood | Skyland |
| Subdivision | CLAYTON PARK ADDITION | Enterprise Zone | Not in Enterprise Zone |
| Individual Historic Landmark | No | Historic Landmark District | No |
| Floodplain Designation | X: AREA OF MINIMAL FLOOD HAZARD | | |

DOWNLOADABLE MAPS

Parcel Map

Quarter Section Map

Assessment Parcel Map Index

Quarter Section Map Index

LAND DETAILS

| LAND LINE # | LAND TYPE | CODE | CLASS | AREA SQFT | ACRES | APPRAISED VALUE |
|-------------|-----------------|------|-----------------------------------|-----------|--------|-----------------|
| 1 | S - SQUARE FOOT | 2 | 2125 - COMMERCIAL LAND-RECREATION | 67,075 | 1.5398 | \$1,465,300 |

IMPROVEMENT / BUILDING DETAILS

APPRAISAL CARD #1

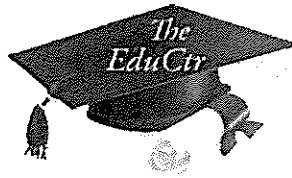
| | | | | | |
|------------|----------------------------------|----------------|----------------------|-----------|--------------|
| Class | 2225 - COMMERCIAL IMP-RECREATION | Building Name | RICHARD ALLEN CENTER | Structure | 612 - SCHOOL |
| Year Built | 1972 | Effective Year | 1972 | Units | 0 |

SUB-AREAS

| CARD | FLOOR FROM | FLOOR TO | USE TYPE | AREA |
|------|------------|----------|--------------|--------|
| 1 | 01 | 01 | 055 - SCHOOL | 15,520 |

OUTBUILDINGS & EXTRA FEATURES

| BUILDING NO | YEAR BUILT | CONDITION | DESCRIPTION | AREA | UNITS |
|-------------|------------|-----------|------------------|-------|-------|
| 1 | 1972 | 3 | FENCE-CHAIN LINK | 2.160 | 1 |



10/23/2025

Dear Denver Planning Board and City Council,

As active and invested members of the Denver community, we are writing in strong support of the proposed rezoning of 3050 N. Richard Allen Ct from Former Chapter 59 R-2A to E-MX-2x under the Denver Zoning Code.

This property is owned by CrossPurpose, a nonprofit organization committed to eliminating relational, economic, and spiritual poverty through career and community development. As part of its programming, CrossPurpose holds a state license to provide behavioral health services. The proposed rezoning is essential to align the property's land use designation with the requirements of that licensure.

Rezoning to E-MX-2x would permit medical office use by-right, allowing CrossPurpose to continue offering vital services to the community without disruption or regulatory uncertainty.

This rezoning should be approved for the following reasons:

- It is consistent with and implements recommendations from *Blueprint Denver and Comprehensive Plan 2040*, the City's adopted comprehensive plans.
- The rezoning is in the public interest by allowing CrossPurpose to continue serving the community in a way that is aligned with citywide goals.
- The proposed rezoning to E-MX-2x is a context-sensitive district that aligns seamlessly with the goals and character of the Urban Edge Neighborhood Context as defined in both the Denver Zoning Code and *Blueprint Denver*.

For these reasons, we respectfully urge the Planning Board and City Council to approve the proposed rezoning of 3050 N. Richard Allen Ct. This change will not only support the continued success of a mission-driven organization but also advance Denver's broader goals for equitable, community-centered development. We appreciate your consideration and commitment to fostering a city where impactful work like that of CrossPurpose can thrive.

Sincerely,


Dr. Annette Sills Brown
TheEduCtr

Clark, Dwight - CC YA2246 City
Council Aide Senior

Tuesday, November 4, 2025 at 1:53:17 PM Mountain Standard Time

Subject: Skyland Support for CrossPurpose ReZoning to E-MX-2x

Date: Tuesday, November 4, 2025 at 1:52:50 PM Mountain Standard Time

From: Clark, Dwight - CC YA2246 City Council Aide Senior <Dwight.Clark@denvergov.org>

To: Clark, Dwight - CC YA2246 City Council Aide Senior <Dwight.Clark@denvergov.org>

From: Natasha Nolle <natashanolle@yahoo.com>

Sent: Monday, October 20, 2025 11:08 AM

To: City Council District 9 <District9@denvergov.org>

Cc: bscofield@crosspurpose.org; hiselinamorse@gmail.com

Subject: [EXTERNAL] Skyland Support for CrossPurpose ReZoning to E-MX-2x

Good morning District 9 & Council Member Darrell Watson,

Bob Scofield, VP of Campus Operations at CrossPurpose, located within our Skyland neighborhood boundaries at 3050 Richard Allen Ct, Denver, CO 80205, attended our RNO meeting on Tuesday, October 14, 2025 to present to the group of approximately 12 neighbors in attendance on the rezoning requirement for CrossPurpose to continue operating within their current standard practices of providing wraparound support for the population they serve.

We have members with direct experiences with CrossPurpose who speak positively of their facility and program. One of our neighbors on Jackson discussed with the group his experience as a current Leader in the CrossPurpose program, and how their services have provided vital support to his growth and ability to get on his feet and contribute positively to society. Another couple that own a home directly across from CrossPurpose on Richard Allen Ct were in attendance and expressed support for the rezoning as well. I expect this will not be the only letter of support from neighbors in Skyland.

Bob also provided a tour of their CrossPurpose facility at 3050 Richard Allen Ct on Tuesday, October 7th to myself and Selina Morse, Skyland Neighborhood Association's President and Business Liaison, respectively. We found the facility to be extremely well run with great benefit to our neighborhood and those in need of their services across the metro Denver area. Bob further offered a tour at our RNO meeting to any neighbor interested in visiting.

I / we understand that CrossPurpose provides counseling for members of their Leaders program, to include Behavioral Health services, which require a rezoning from the current R-2-A to E-MX-2x (Urban Edge - Mixed Use) to meet the land use requirements tied to state behavioral health services licensure, allowing medical office by-right, enabling CrossPurpose to continue serving the community without interruption or uncertainty.

I / we in the Skyland Neighborhood Association (RNO) support this rezoning and wish to see CrossPurpose continue to operate within their mission of delivering critical services, including career training, behavioral health support, and financial empowerment without disruption.

Please let me know if I can provide any additional support on this topic.

Sincerely,
Natasha Nolle Myers
President, Skyland Neighborhood Association
2817 N Josephine St, Denver, CO 80205
natashanolle@yahoo.com
720-251-5294

October 23, 2025

Dear Denver Planning Board and City Council,

As active and invested members of the Denver community, we are writing in strong support of the proposed rezoning of 3050 N. Richard Allen Ct from Former Chapter 59 R-2A to E-MX-2x under the Denver Zoning Code.

This property is owned by CrossPurpose, a nonprofit organization committed to eliminating relational, economic, and spiritual poverty through career and community development. As part of its programming, CrossPurpose holds a state license to provide behavioral health services. The proposed rezoning is essential to align the property's land use designation with the requirements of that licensure.

Rezoning to E-MX-2x would permit medical office use by-right, allowing CrossPurpose to continue offering vital services to the community without disruption or regulatory uncertainty.

This rezoning should be approved for the following reasons:

- It is consistent with and implements recommendations from *Blueprint Denver and Comprehensive Plan 2040*, the City's adopted comprehensive plans.
- The rezoning is in the public interest by allowing CrossPurpose to continue serving the community in a way that is aligned with citywide goals.
- The proposed rezoning to E-MX-2x is a context-sensitive district that aligns seamlessly with the goals and character of the Urban Edge Neighborhood Context as defined in both the Denver Zoning Code and *Blueprint Denver*.

For these reasons, we respectfully urge the Planning Board and City Council to approve the proposed rezoning of 3050 N. Richard Allen Ct. This change will not only support the continued success of a mission-driven organization but also advance Denver's broader goals for equitable, community-centered development. We appreciate your consideration and commitment to fostering a city where impactful work like that of CrossPurpose can thrive.

Sincerely,

A handwritten signature in black ink, reading "Migail Beltran". The signature is written in a cursive, flowing style.

David Michael Miller

10/21/2025

Dear Denver Planning Board and City Council,

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For these reasons, we respectfully urge the Planning Board and City Council to approve the proposed rezoning of 3050 N. Richard Allen Ct. This change will not only support the continued success of a mission-driven organization but also advance Denver's broader goals for equitable, community-centered development. We appreciate your consideration and commitment to fostering a city where impactful work like that of CrossPurpose can thrive.

Sincerely,

David M Miller

Skyland Resident

10/28/2025

Dear Denver Planning Board and City Council,

As active and invested members of the Denver community, I am writing in strong support of the proposed rezoning of 3050 N. Richard Allen Ct from Former Chapter 59 R-2A to E-MX-2x under the Denver Zoning Code.

This property is owned by CrossPurpose, a nonprofit organization committed to eliminating relational, economic, and spiritual poverty through career and community development. As part of its programming, CrossPurpose holds a state license to provide behavioral health services. The proposed rezoning is essential to align the property's land use designation with the requirements of that licensure.

I am currently a student (called a Leader at CrossPurpose), enrolled in the IT Support skill track. I have already been certified as a Tech + professional and will earn my A+ certification in a matter of weeks. At that point, I'll be prepared for an entry level technical support position. Without this program, there is no way I would be able to afford the cost of the exams, much less the expensive TechWorks course.

The importance of the CrossPurpose program cannot be overstated. Offering cost free personal development, training and education, they are lifting people out of generational poverty. I, along with about 70 others, started the program in July. After 6 weeks of personal and professional development work, we started on our individual skill tracks, of which CrossPurpose offers dozens. As of today, many of my classmates in other tracks have already found full time employment.

Along with the job training, CrossPurpose offers a sense of community. I'm a recent transplant to Denver and didn't know a lot of people. Over the last 4 months, I've developed friendships that will in all probability last a lifetime.

Rezoning to E-MX-2x would permit medical office use by-right, allowing CrossPurpose to continue offering vital services to the community without disruption or regulatory uncertainty.

This rezoning should be approved for the following reasons:

- It is consistent with and implements recommendations from *Blueprint Denver and Comprehensive Plan 2040*, the City's adopted comprehensive plans.
- The rezoning is in the public interest by allowing CrossPurpose to continue serving the community in a way that is aligned with citywide goals.
- The proposed rezoning to E-MX-2x is a context-sensitive district that aligns seamlessly with the goals and character of the Urban Edge Neighborhood Context as defined in both the Denver Zoning Code and *Blueprint Denver*.

From the desk of Jeremy Baumeister

For these reasons, I respectfully urge the Planning Board and City Council to approve the proposed rezoning of 3050 N. Richard Allen Ct. This change will not only support the continued success of a mission-driven organization but also advance Denver's broader goals for equitable, community-centered development. We appreciate your consideration and commitment to fostering a city where impactful work like that of CrossPurpose can thrive.

Sincerely,

Jeremy Baumeister

10/21/2025

Dear Denver Planning Board and City Council,

As a local neighbor of this location, I am writing in strong support of the proposed rezoning of 3050 N. Richard Allen Ct from Former Chapter 59 R-2A to E-MX-2x under the Denver Zoning Code.

This property is owned by CrossPurpose, a nonprofit organization committed to eliminating relational, economic, and spiritual poverty through career and community development. As part of its programming, CrossPurpose holds a state license to provide behavioral health services. The proposed rezoning is essential to align the property's land use designation with the requirements of that licensure.

Rezoning to E-MX-2x would permit medical office use by-right, allowing CrossPurpose to continue offering vital services to the community without disruption or regulatory uncertainty.

This rezoning should be approved for the following reasons:

- It is consistent with and implements recommendations from *Blueprint Denver and Comprehensive Plan 2040*, the City's adopted comprehensive plans.
- The rezoning is in the public interest by allowing CrossPurpose to continue serving the community in a way that is aligned with citywide goals.
- The proposed rezoning to E-MX-2x is a context-sensitive district that aligns seamlessly with the goals and character of the Urban Edge Neighborhood Context as defined in both the Denver Zoning Code and *Blueprint Denver*.

For these reasons, we respectfully urge the Planning Board and City Council to approve the proposed rezoning of 3050 N. Richard Allen Ct. This change will not only support the continued success of a mission-driven organization but also advance Denver's broader goals for equitable, community-centered development. I am proud to have CrossPurpose in my neighborhood and would like to keep it there, fully functioning in its current capacity. I appreciate your consideration and commitment to fostering a city where impactful work like that of CrossPurpose can thrive.

Sincerely,

A handwritten signature in black ink, appearing to read 'Je', with a stylized flourish extending to the right.

Jerusha Eames

Resident of nearby 3001 N Cook Street



October 29, 2025

Dear Planning Board & City Council Members,

As a neighbor to Cross Purpose I am writing to share my strong support for the proposed rezoning of 3050 N Allen Ct, Denver in the Skyland neighborhood from the former Chapter 59 R 2A to e MX-2x under Denver Zoning Code.

My wife has been involved with Cross Purpose as a "Coach" and has seen lives changed through their program's making Denver a better place to live and work.

Part of the programs that Cross Purpose has developed include a state license to provide behavioral health services. The proposed rezoning for the property is critical to continue with these state licensed health services.

The rezoning is appropriate and in line with the intent of the code:

1. The rezoning is in line with and implements recommendations from the City's adopted comprehensive plans: "Blueprint Denver" and "Comprehensive Plan 2040".
2. The rezoning would be in the public's interest by allowing Cross Purpose to continue providing much needed services for our community
3. The proposed rezoning to E-MX-2x is appropriate with the intent and objectives of Urban Edge Neighborhood Context as defined in both the "Denver Zoning Code" and "Blueprint Denver".

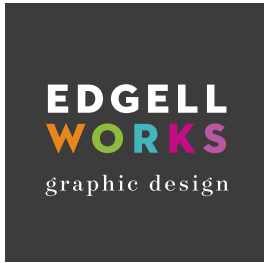
I am asking the Denver Planning Board and City Council to approve the rezoning of 3050 N Richard Allen Ct. The change will allow the seamless continuation of Cross Purpose mission statement in line with Denver's broader goals of equitable life's for all and becoming an integral part of the community.

Thank you for your time.

Respectfully,

Paul Brokering

Paul Brokering
3141 E 26th Avenue Pkwy
Denver, Co 8205



EDGELLWORKS, INC

303.525.4900 | Sarah@Edgellworks.com

3141 East 26 Avenue Parkway, Denver, CO 80205

October 23, 2025

Dear Members of the Denver City Council,

I am writing in strong support of the proposed rezoning of 3050 N. Richard Allen Ct from Former Chapter 59 R-2A to E-MX-2x under the Denver Zoning Code.

Over the past two years, I have had the privilege of volunteering with CrossPurpose in a variety of capacities. I have served as a mentor to two adults seeking to improve their lives and the lives of their families by starting small businesses through the Change Agency Program. I have also worked as a financial literacy coach for three women, all raising children in single-income households. It has been deeply rewarding to witness how CrossPurpose's programs create lasting, positive change in people's lives.

I am also a neighbor of CrossPurpose, living at 26th and Steele. In the 15 years I have lived in this neighborhood, I have seen it undergo massive transformation. While growth has brought many benefits, it has also raised concerns that we may lose organizations like CrossPurpose and the essential mission they serve. What was once a diverse and modest neighborhood has become much more affluent, and we need to ensure that our community remains inclusive and accessible to all.

CrossPurpose is a tremendous asset to Skyland, the City of Denver, and the State of Colorado. I urge you not to place new hindrances in the path of their success, but instead to support their continued ability to reach those most in need.

For these reasons, I respectfully urge the Planning Board and City Council to approve the proposed rezoning of 3050 N. Richard Allen Ct. This change will not only support the continued success of a mission-driven organization but also advance Denver's broader goals for equitable, community-centered development. We appreciate your consideration and commitment to fostering a city where impactful work like that of CrossPurpose can thrive.

Thank you for your time, consideration, and commitment to fostering a city where impactful work like that of CrossPurpose can continue to thrive.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Edgell", is positioned above the printed name.

Sarah Edgell

3141 East 26th Avenue Parkway, Denver, 80205

HELLO ALL,

ATTACHED IS A SIGNED PETITION
I DRAFTED IN SUPPORT OF THE
REZONING REQUEST. WE HAVE 21
SIGNATURES FROM COMMUNITY.
THE INFORMATION CAPTURED IS
SOLELY FOR THIS PURPOSE.
PLEASE LET ME KNOW OF ANY
QUESTIONS, OR OTHER WAYS THAT I
CAN SUPPORT.

REGINA

Dear Denver Planning Board and City Council,

As active and invested members of the Denver community, we are writing in strong support of the proposed rezoning of 3050 N. Richard Allen Ct from Former Chapter 59 R-2A to E-MX-2x under the Denver Zoning Code. This property is owned by CrossPurpose, a nonprofit organization committed to eliminating relational, economic, and spiritual poverty through career and community development. As part of its programming, in 2024, CrossPurpose received its Behavioral Health Entity (BHE) License to provide Outpatient Mental Health and Outpatient Substance Use Disorder treatment services. We now operate licensed behavioral health programs at three campuses across the metro area. However, the Denver headquarters is the only site with a zoning technicality. The proposed rezoning is essential to align the property's land use designation with the requirements of that licensure. Rezoning to E-MX-2x would permit medical office use by-right, allowing CrossPurpose to continue offering vital services to the community without disruption or regulatory Uncertainty.




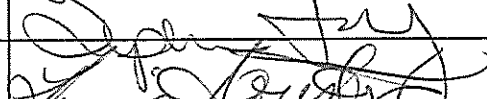
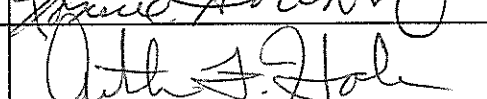

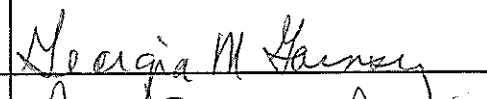
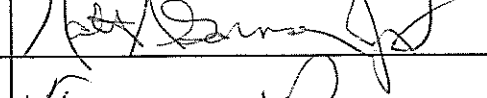
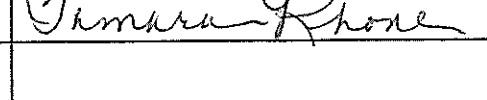
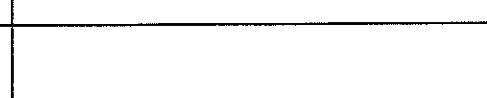
This rezoning should be approved for the following reasons:

- It is consistent with and implements recommendations from Blueprint Denver and Comprehensive Plan 2040, the City's adopted comprehensive plan.
- The rezoning is in the public interest by allowing CrossPurpose to continue serving the community in a way that is aligned with citywide goals.
- The proposed rezoning to E-MX-2x is a context-sensitive district that aligns seamlessly with the goals and character of the Urban Edge Neighborhood Context as defined in both the Denver Zoning Code and Blueprint Denver.

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Sincerely,

Denver Planning Board and City Council, Request for 3050 N. Richard Allen Ct. Rezoning Approval

| PRINTED NAME | ADDRESS | COMMUNITY ORGANIZATION | DATE | SIGNATURE |
|----------------------|------------------|----------------------------------|----------|---|
| JANOW MCBRIDE | | McBride Impact | 9/30 |  |
| BLANKA EMERSON | | CO BLK 100MEN FOR POL/STBL | 10/30 |  |
| Jordan Sumratt | | PHFD | 10/30 |  |
| STEPHANIE LAING | | TEAMSTERS | |  |
| BONNIE HOUSTON | | Teamsters | 10/30 |  |
| ARTHUR HALE | | Teamsters | 10/30 |  |
| CHRISTIN WHITENER | 3552 Ivy St | | 10/30 |  |
| Georgia Garnsey | | City Park Friends (Neighbors) | 10/30 |  |
| Walter W. Garnsey Jr | 2339 Bellam St | | 10/30/25 |  |
| Tamara Rhone | 2845 Niagara St. | Tam Rho, LLC | 10/30/25 |  |
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Denver Planning Board and City Council, Request for 3050 N. Richard Allen Ct. Rezoning Approval

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Denver Planning Board and City Council, Request for 3050 N. Richard Allen Ct. Rezoning Approval

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